

006.0

0002

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,028,000 / 1,028,000

1,028,000 / 1,028,000

1,028,000 / 1,028,000

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
23-25		FREEMAN ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: STORY JULIA/LIFE ESTATE	
Owner 2:	
Owner 3:	

Street 1: 25 FREEMAN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: STORY JULIA -

Owner 2: -

Street 1: 25 FREEMAN ST

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## NARRATIVE DESCRIPTION

This parcel contains 7,200 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Stucco Exterior and 3131 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 7 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt	3	22
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7200		Sq. Ft.	Site		0	80.	0.88	1									508,798						508,800	

## IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							7200.000		514,100		5,100		508,800		1,028,000							
Total Card							0.165		514,100		5,100		508,800		1,028,000		Entered Lot Size					
Total Parcel							0.165		514,100		5,100		508,800		1,028,000		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

## PREVIOUS ASSESSMENT

Parcel ID										
006.0-0002-0012.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	513,900	5100	7,200.	508,800	1,027,800	1,027,800	Year End Roll	12/18/2019
2019	104	FV	392,800	5100	7,200.	540,600	938,500	938,500	Year End Roll	1/3/2019
2018	104	FV	392,800	5100	7,200.	394,300	792,200	792,200	Year End Roll	12/20/2017
2017	104	FV	367,700	5100	7,200.	343,400	716,200	716,200	Year End Roll	1/3/2017
2016	104	FV	367,700	5100	7,200.	292,600	665,400	665,400	Year End	1/4/2016
2015	104	FV	326,600	5100	7,200.	286,200	617,900	617,900	Year End Roll	12/11/2014
2014	104	FV	326,600	5100	7,200.	235,300	567,000	567,000	Year End Roll	12/16/2013
2013	104	FV	340,200	5100	7,200.	223,900	569,200	569,200		12/13/2012

Parcel ID 006.0-0002-0012.0

!565!

PRINT

Date

Time

12/10/20

16:19:58

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 13 - Multi-Garden				Full Bath: 3	Rating: Average																
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:																
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																
Frame: 3 - Concrete				1/2 Bath:	Rating:																
Prime Wall: 6 - Stucco				A HBth:	Rating:																
Sec Wall:			%	OthrFix:	Rating:																
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>													
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1											
Color: WHITE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O												
View / Desir:				Frl:	Rating:			Other													
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper													
Grade: C - Average								Lvl 2													
Year Blt: 1915	Eff Yr Blt:							Lvl 1													
Alt LUC:		Alt %:						Lower													
Jurisdct: G4		Fact: .						Totals	RMs: 14	BRs: 7	Baths: 3	HB									
Const Mod:				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Lump Sum Adj:				Location:				Exterior:	No Unit	RMS	BRS	FL									
<b>INTERIOR INFORMATION</b>				Total Units:				Interior:	1	9	5										
Avg Ht/FL: STD				Floor:				Additions:	1	5	2										
Prim Int Wall: 2 - Plaster				% Own:				Kitchen:													
Sec Int Wall:		%		Name:				Baths:													
Partition: T - Typical				<b>DEPRECIATION</b>				Plumbing:													
Prim Floors: 3 - Hardwood				Phys Cond: AV - Average	31.	%		Electric:													
Sec Floors:		%		Functional:		%		Heating:													
Bsmnt Flr: 12 - Concrete				Economic:		%		General:													
Subfloor:				Special:		%															
Bsmnt Gar:				Override:		%															
Electric: 3 - Typical				Total:	31	%															
Insulation: 2 - Typical				<b>CALC SUMMARY</b>																	
Int vs Ext: S				Basic \$ / SQ: 170.00																	
Heat Fuel: 2 - Gas				Size Adj.: 1.02353251																	
Heat Type: 5 - Steam				Const Adj.: 1.02979398																	
# Heat Sys: 2				Adj \$ / SQ: 179.185																	
% Heated: 100		% AC:		Other Features: 121500																	
Solar HW: NO		Central Vac: NO		Grade Factor: 1.00																	
% Com Wall		% Sprinkled:		NBHD Inf: 1.00000000																	
<b>MOBILE HOME</b>				NBHD Mod:																	
Make:		Model:		WtAv\$/SQ:				AvRate:		Ind.Val											
<b>SPEC FEATURES/YARD ITEMS</b>				LUC Factor: 1.00																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
3	Garage	D	Y	1 400	A	AV	1915		21.25	T	40	104			5,100		5,100				
<b>PARCEL ID</b>				006.0-0002-0012.0												<b>IMAGE</b>					
More: N	Total Yard Items:	5,100	Total Special Features:													Total:	5,100	<b>AssessPro Patriot Properties, Inc</b>			